



POSTED: March 2, 2022

## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

### Meeting Agenda City of Warwick Planning Board

Date: Wednesday, March 9, 2022  
Time: 6:00 p.m.  
Location: Via Zoom Virtual Meeting  
<https://us02web.zoom.us/j/89667638674>

**OR**

Via Phone  
(All Toll-Free) 888 788 0099 or 833 548 0276 or 877 853 5247  
Webinar ID: 896 6763 8674

### **Call to Order**

**I. Meeting Minutes:** Discussion and/or Action and/or Vote:

A. February 2022 Meeting Minutes

**II. Applications**—Discussion and/or action and/or vote regarding the following petitions. The Planning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the public meeting; and/or possible vote to continue a petition's consideration to a date, time and place to be determined at the meeting by the Planning Board.

A. Public Meeting, Request for a Recommendation to the City Council for a Comprehensive Plan Amendment and Zone Change; Public Informational Meeting, Major Land Development, 298 Kilvert Street, Conditional Master Plan

Location: Kilvert Street, Graystone Street, Cottage Street,  
Dorrance Street, Marvin Street, and Metro Center  
Boulevard  
Assessor's Plat: 278  
Assessor's Lots: 30-42, 103-114, 144-147  
Applicant: Emily Mitchell-AR Building Company, Inc.  
Owner: OneMetro, LLC  
Existing Zone: General Industrial (GI)  
Proposed Zone: Gateway (G)  
Ward: 3  
Surveyor: DiPrete Engineering, Inc.

---

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR  
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009

The Applicant is requesting an amendment to the Future Land Use Map (FLUM) as contained in the *City of Warwick Comprehensive Plan 2013-2033 “City of Livable Neighborhoods” (Comprehensive Plan)* as the first stage in a zone change process to allow for a residential multi-family development.

The Applicant is proposing to amend the FLUM, specifically for Assessor’s Plat 278, Assessor’s Lots 30-42, 103-114, 144-147. The FLUM depicts the intended use for these lots as “Technology/Light Industry”. The Applicant is seeking to revise the intended use to “Mixed Use” to allow for the development of a (200) two-hundred unit residential multi-family.

If given a favorable recommendation, the Applicant will seek a recommendation for a zone change for Assessor’s Plat 278, Assessor’s Lots 30-42, 103-114, 144-147, from General Industrial (GI) to Gateway (G); and Conditional Master Plan Approval of a Major Land Development to allow for a (200) two-hundred unit multi-family residential development for Assessor’s Lot 145 along Kilvert Street and Metro Center Boulevard.

**B. Public Meeting, Major Land Development/Subdivision Project, Hallene Road, Final Approval**

Applicant: NorthPoint Development  
Owners: NP Airport Road Warwick, LLC.  
Location: 0 Hallene Road  
Assessor’s Plat: 311  
Assessor’s Lot: 138 & 191  
Zoning District: Light Industrial (LI)  
Area: 46.5 +/- acres  
Ward: 3  
Engineer: VHB

The Applicant is requesting Final Approval of a Major Land Development/Subdivision Project to merge two (2) lots into one (1), and construct a warehouse/ distribution facility, with associated parking, drainage, loading, landscaping and other related appurtenances, on the subject parcel. This application received Master Plan Approval, Zoning Board Approval, and Preliminary Approval. The project has since received all of its local and state permits.

**C. Public Hearing, Major Land Development/Subdivision Project, 2055 Warwick Avenue, Preliminary Approval**

Location: 2055 Warwick Avenue  
Assessor's Plat: 328  
Assessor’s Lot(s): 408, 409, 410, 411, and 412  
Applicant: Colbea Enterprises, L.L.C.  
Zoned: General Business (GB)  
Area: 1.18 Acres  
Ward: 3  
Engineer: DiPrete Engineering

The Applicant is requesting Preliminary Approval of a Major Land Development/Subdivision Project to merge five (5) existing parcels into one (1), demolish an existing building, and construct a 4,600 SF +/- gas station with drive thru window, parking, landscaping, and related appurtenances on the subject parcel.

### **III. Annual Election of Officers**

Election of Planning Board Chairman, Vice-Chairman, and Secretary

### **IV. Monthly Reports—Discussion ONLY, NO Action, NO Vote:**

#### **A. Director/Administrative Officer's Monthly Report**

Administrative Subdivisions:

- Neon Post Road Plat AP. 322; Lots 211, 213, & 217
- Harrington Plat AP. 336; Lots 231, 232, 233, & 234
- Armetta Plat AP. 355; Lots 511 & 512

Minor Subdivision:

- Replat of Woodlawn Plat AP. 251; Lots 54, 55, 60, & 62

Major Subdivision:

- Replat of Buttonwoods Beach AP. 373; Lot 14
- Zircon Street Extension Plat AP. 244; Lots 8 & 241

### **V. Adjournment**

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 401-738-2006 not less than 48 hours in advance of the hearing date.